COLYTON CHAMBER OF FEOFFEES
TRUSTEES REPORT 2025

Historically, from 1546 the local governance of the lands of Colyton were the responsibility of the Feoffees following a successful petition to King Henry VIII to buy back some of the confiscated lands of his cousin Henry Courtenay, Marquis of Exeter.
Under the local government Act of 1894, the Chamber of Feoffees responsibilities were superseded by the role of the Parish Council, as it is today.
The remit for this current Colyton Chamber of Feoffees is to maintain an awareness of community needs, provide support for local organisations and individuals where required to enable fulfilment of their aspirations. At the same time it is the duty of the Feoffees to maintain its finances for perpetuity.
Whilst not being able to always provide full solutions it is our aim to assist as many people as possible
During the year income from general activities fell from £54,023 to £41340, Investment income rose from £19,327 to £19744 whilst a significant donation of £230549 was received from one benefactor.

Expenditure during the year rose by £3,687 to £80,845

Over the year the Chambers assets had risen from £712,597 to £923,985

In this past year, aid totalling over £11,700 has been given to various good causes.

Property belonging to the Chamber continues to provide an income stream which is predominantly invested in the Charitable Organisations Investment Fund and is administered by Churches, Charities and Local Authorities Investment Management. Optimistically, a return on investments enable the Chamber of Feoffees to perpetually fund prospective activities.

The Town Hall, available for public hire is rapidly approaching its centenary in 2027 and continues to throw up ongoing and unexpected issues which an aged building is likely to do.

Whilst no significant repairs have been carried out during the last year plans are currently afoot to improve audio systems to help other local organisations make the most of the hall

In conclusion, the Colyton Chamber of Feoffees continues to evolve, stay relevant and adapt to todays expectations.

Profit and Loss

Colyton Chamber of Feoffees
For the year ended 31 December 2025

	2025	2024
Turnover		
Banquet Sales	3,704.95	3,137.00
Book Sales	14.00	35.40
C Hammett Rent	1,072.50	1,072.50
Colyton Parish Council Rent	-	1,500.00
Coombe Cottage Rent	12,000.00	9,905.92
Donations Mr G I Steel	230,549.94	-
Fishing Rights	120.00	120.00
Investment Income	19,744.23	19,327.86
Other Revenue	-	722.10
Rent S Dean	260.00	260.00
Shop Rent	1,586.61	15,000.00
Slades Close Rent	573.00	573.00
St Johns Garage Rent	3,600.00	3,600.00
St Johns Hall Rent	1,130.00	-
Table Hire	27.52	16.00
Town Hall Cottage	8,960.00	8,760.00
Town Hall Hire	8,254.98	9,283.87
wayleave	36.52	36.52
Total Turnover	**291,634.25**	**73,350.17**
Gross Profit	**291,634.25**	**73,350.17**
Administrative Costs		
Advertising & Marketing	25.00	25.00
Agent Fees	2,491.20	2,128.67
Audit & Accountancy fees	-	370.00
Bailiff Honorarium	3,750.00	2,500.00
Bank Fees	8.34	186.92
Banquet Costs	3,756.97	3,756.11
Caretaker Wages	12,510.83	12,792.64
Cleaning	810.67	148.26
Defibrilator	3,427.50	-
Donations	5,791.00	5,870.00
Employers National Insurance	1,975.01	265.40
General Expenses	31.99	-
Grosvenor Donation	2,494.00	1,944.76
Insurance	7,625.76	6,423.23
Kitchen Repairs	993.39	-
Legal Expenses	5,683.09	610.10
Light, Power, Heating	7,919.81	13,414.45
Pensions Costs	455.35	362.91

	2025	2024
Poppy Wreath	-	27.50
Printing & Stationery	537.53	404.93
Profit/Loss On Investments	-	14,735.32
Rates	63.13	-
Rates Shop	500.00	-
Repairs & Maintenance	12,064.17	6,461.87
Shop Repairs	1,792.40	-
Telephone & Internet	580.08	1,004.75
Town Crier Costs	509.75	497.63
Town Hall Cottage Repairs	3,932.98	-
Water Rates SJH	287.97	-
Web Site and IT	828.00	3,228.00
Total Administrative Costs	**80,845.92**	**77,158.45**
Operating Profit	**210,788.33**	**(3,808.28)**
Other Income		
St Johns Fund	-	9,845.81
Total Other Income	**-**	**9,845.81**
Profit on Ordinary Activities Before Taxation	**210,788.33**	**6,037.53**
Profit after Taxation	**210,788.33**	**6,037.53**

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees

Charity Name: Colyton Chamber of Feoffees

On accounts for the year ended: 31 December 2025

Charity no (if any): 1169081

Set out on pages: 1 to 3

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended [illegible].

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed: P Searle **Date:** 2/11/26

Name: MATTHEW SEARLE

Relevant professional qualification(s) or body (if any): CII Dip PFS

Address:	3 KINGSHOLME
	COLYFORD
	DEVON EX24 6RJ

Section B Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.